

Landowner Specific Narrative Summary
Brenda K. Magee

ATXI has been unsuccessful in obtaining an easement from Mrs. Brenda Magee. Mrs. Magee owns one tract at issue along the Meredosia to Pawnee segment of the Project in Sangamon County, Illinois, internally designated as A_ILRP_MP_SA_012_ROW. As summarized on ATXI Exhibit 2.1, ATXI has contacted, or attempted to contact, Mrs. Magee or her representative on at least 77 occasions, including 17 emails, 21 in-person meetings, 4 letters, 15 phone calls, and 20 voicemails. Mrs. Magee is a member of the Dowson/Thoma group.

Prior to her participation in the Dowson/Thoma group, ATXI presented Mrs. Magee with its initial offer on March 31, 2014. In all subsequent communications with the land agent, Mrs. Magee stated that she was not ready to proceed with any negotiations because there was an appeal pending, and that she would need to speak with Mr. Darrell Thoma before moving forward. Mr. Thoma is Mrs. Magee's tenant farmer and her parcel is included in the Dowson/Thoma group counteroffer. ATXI's response to the Dowson/Thoma group counteroffer is discussed in Section VI of my direct testimony (ATXI Exhibit 2.0).

Despite ATXI's these efforts, over a period of more than a year, the parties have a fundamental disagreement regarding the appropriate amount of compensation for the necessary easements. ATXI will continue to negotiate with Mrs. Magee, and the group, to the extent they are willing to engage in negotiations with ATXI. However, a voluntary agreement in a time frame supportive of this line segment's in-service date is unlikely, and therefore, ATXI requests eminent domain authority over this parcel.

Agent Checklist with Landowner

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent BT ✓
2. Initial appointment set for 2:30 on 3/31/14 at office BT ✓
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting BT ✓
4. Prepare and review Acquisition documents and maps BT ✓
5. Provide landowner with business card and show Ameren ID badge BT ✓
6. Ask the landowner they received the 14 day letter:
 - a. Ask if the landowner read 14 days letter
 - b. Does landowner have any questions regarding letter: BT ✓

7. Provide/explain the purpose of the project BT ✓
8. Discuss routing and how it affects landowner:
 - a. Provide Fact Sheet about the project
 - b. Provide landowner copies of:
 - i. Small scale map of the project
 - ii. Sketch and description of type of facilities/structures
 - iii. Approximate location of facilities
 - iv. Option for Easement including exhibit showing length and width of the easement area
 - v. Memorandum of Option Exhibit BBT ✓
9. Make compensation offer, provide calculation sheet and explain basis of offer BT ✓
10. Discuss subordination of mortgage, if applicable ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☐
12. Provide EMF brochure, if requested ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable BT ✓
14. Agent Name (Print and Sign) Beth Taylor 3/31/14 BT ✓

Tax Id: 33-33.0-300-001

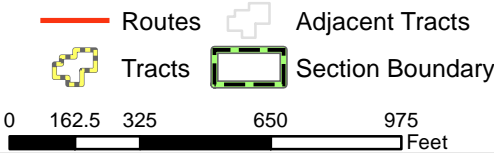


Ameren - Illinois Rivers



Contract Land Staff, LLC
2245 Texas Drive, Suite 200
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.



Brenda K. Magee

Tract No.:A_ILRP_MP_SA_012

Date: 7/10/2015

EXHIBIT "A"

A 4.557 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, SANGAMON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO BRENDA K. MAGEE, RECORDED IN DOCUMENT NO. 2005R01718 OF THE DEED RECORDS OF SANGAMON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 13-INCH X 19-INCH STONE FOUND AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4, SAID POINT HAVING GRID COORDINATES OF N:1042674.38 E:2375118.12

THENCE NORTH 89 DEGREES 22 MINUTES 08 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2,646.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4, FROM WHICH A 1/2-INCH IRON PIPE FOUND AT THE NORTH 1/4 CORNER OF SAID SECTION 33 BEARS NORTH 00 DEGREES 27 MINUTES 42 SECONDS WEST, A DISTANCE OF 2,643.73 FEET;

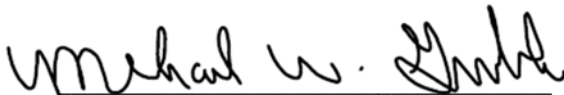
THENCE SOUTH 00 DEGREES 27 MINUTES 42 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 75.00 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 22 MINUTES 08 SECONDS WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2,646.29 FEET TO A POINT FOR CORNER;

THENCE SOUTH 89 DEGREES 05 MINUTES 53 SECONDS WEST, A DISTANCE OF 0.22 FEET TO A POINT FOR CORNER IN THE WEST LINE OF SAID SOUTHWEST 1/4;

THENCE NORTH 00 DEGREES 35 MINUTES 56 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 75.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 198,495 SQUARE FEET OR 4.557 ACRES OF LAND, MORE OR LESS.

BEARING BASIS: ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83(2011), WEST ZONE. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.



MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 035-002683
STATE OF ILLINOIS PROFESSIONAL
DESIGN FIRM LICENSE NO. 184.006475

DATE: 06/17/2015



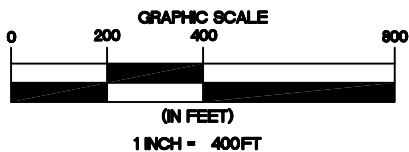
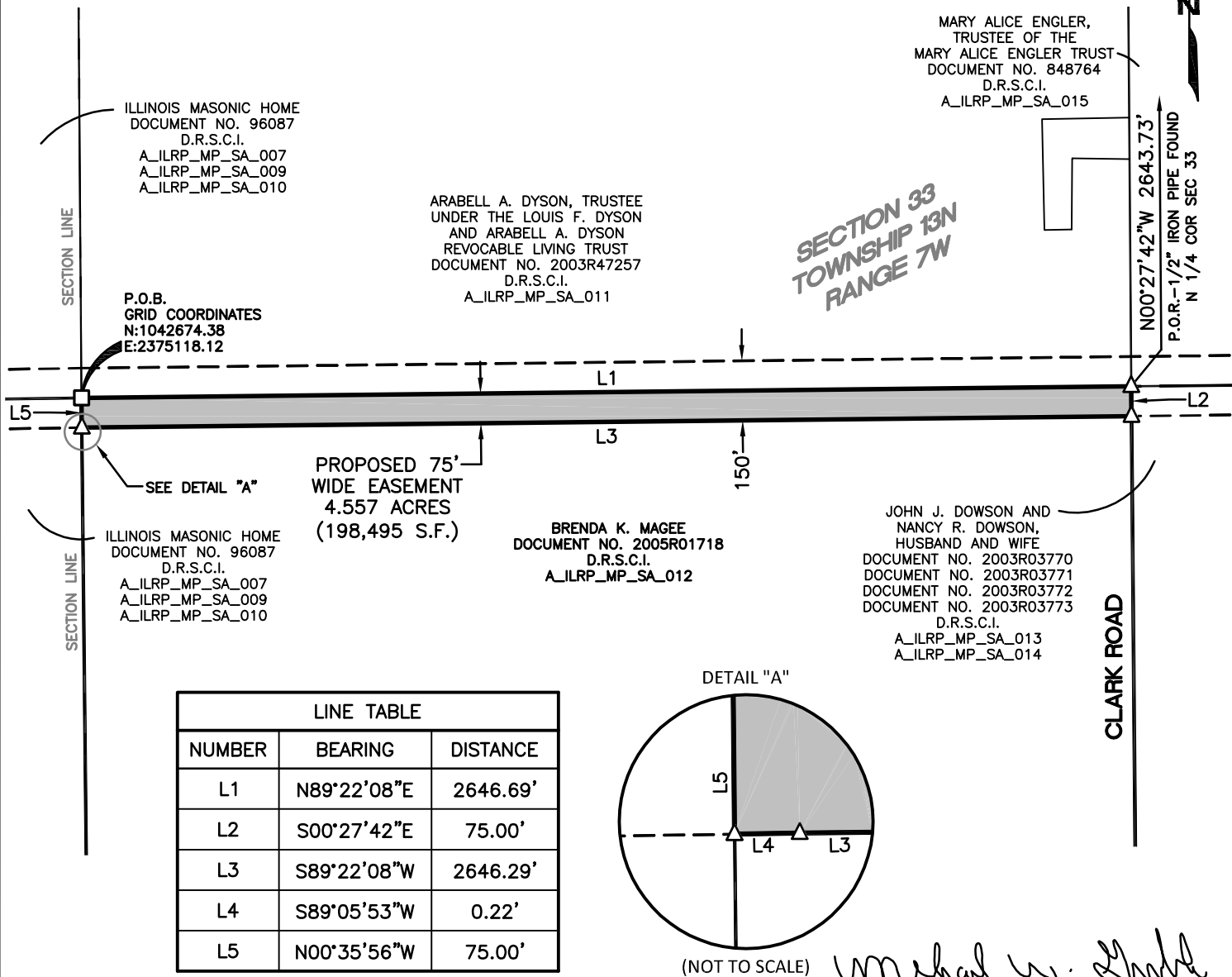
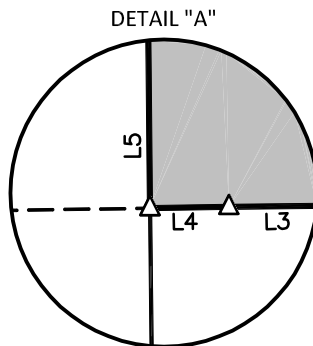


EXHIBIT "A"

ATXI Exhibit 2.3 (Part I)
Page 5 of 5



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°22'08"E	2646.69'
L2	S00°27'42"E	75.00'
L3	S89°22'08"W	2646.29'
L4	S89°05'53"W	0.22'
L5	N00°35'56"W	75.00'



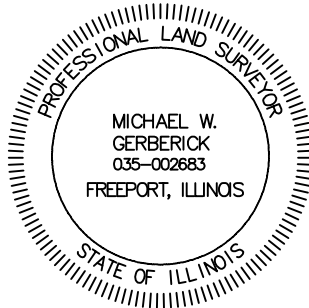
(NOT TO SCALE)

Michael W. Gerberick

MICHAEL W. GERBERICK
PROFESSIONAL LAND SURVEYOR
NO. 035-002683 - STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184.006475 - STATE OF ILLINOIS

LEGEND

D.R.S.C.I.	DEED RECORDS SANGAMON COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
□	13" X 19" STONE FOUND
---	SECTION LINE
---	SUBJECT PROPERTY LINE
---	PROPERTY LINE
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT



NOTES:

1. THIS EXHIBIT DOES NOT REFLECT ANY UNDERGROUND UTILITIES, EASEMENT OF RECORD OR OTHER ENCUMBRANCES THAT MAY AFFECT THE SUBJECT TRACT.
2. REFERENCE IS MADE TO THE DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SKETCH.

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS
JOB NUMBER: 32359
DATE: 06/17/2015
SCALE: 1"=400'
TRACT ID: A_ILRP_MP_SA_012
DRAWN BY: KAS



150' TRANSMISSION
LINE EASEMENT
MEREDOSIA TO PAWNIE
SECTION 33, TOWNSHIP 13 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN
SANGAMON COUNTY, ILLINOIS